DOCUMENT RESUME

ED 404 725 EA 027 899

TITLE	Maintenance Survey Report for Public School Buildings.
INSTITUTION	Maryland State Interagency Committee on School Construction, Baltimore.
PUB DATE	Nov 95
NOTE	16p.
AVAILABLE FROM	Maryland State Public School Construction Program, 200 W. Baltimore Street, Baltimore, MD 21201 ($2).
PUB TYPE	Reports - Evaluative/Feasibility (142)
EDRS PRICE	MF01 Plus Postage. PC Not Available from EDRS.
DESCRIPTORS	*Educational Facilities; Elementary Secondary Education; Program Evaluation; Public Agencies; *Public Schools; Repair; *School Buildings; *School Maintenance; *State Standards
IDENTIFIERS	*Maryland

ABSTRACT

Proper maintenance is necessary for all public school facilities. In Maryland, both the Board of Public Works and the In eragency Committee on Public School Construction (IAC) work to improve public school maintenance. Since 1980 the IAC has conducted a survey of selected Maryland schools to assess the quality of local maintenance programs in 106 school facilities that received State Public School Construction Program funding. This report summarizes the findings of an evaluation that assessed the quality of local maintenance programs in approximately 100 Maryland public school facilities. Thirty-four systems and components within each school were surveyed and used to generate an overall rating for the school. Of the 1,565 surveys conducted since 1980, 88 percent earned ratings of "superior/very good" and "good." Action is being taken to improve existing conditions in schools that received "fair" ratings. No schools received a "poor" rating during 1995. Data for 1980-95 and school-by-school ratings for 1995 are also provided. (LMI)

****
* Reproductions supplied by EDRS are the best that can be made *
* from the original document. *
****

EA

ED 404 725

Maintenance Survey Report for Public School Buildings

STATE OF MARYLAND
PUBLIC SCHOOL CONSTRUCTION PROGRAM

November 1995

U.S. DEPARTMENT OF EDUCATION
Office of Educational Research and Improvement
EDUCATIONAL RESOURCES INFORMATION CENTER (ERIC)

☑ This document has been reproduced as received from the person or organization originating it.

☐ Minor changes have been made to improve reproduction quality.

• Points of view or opinions stated in this document do not necessarily represent official OERI position or policy.

"PERMISSION TO REPRODUCE THIS MATERIAL IN OTHER THAN PAPER COPY HAS BEEN GRANTED BY

Y. Stenzler

TO THE EDUCATIONAL RESOURCES INFORMATION CENTER (ERIC)."

EA 027 899

BEST COPY AVAILABLE

PARRIS N. GLENDENING, GOVERNOR

BOARD OF PUBLIC WORKS

Parris N. Glendening, Governor
Louis L. Goldstein, Comptroller
Lucille Maurer, Treasurer

INTERAGENCY COMMITTEE ON SCHOOL CONSTRUCTION

Nancy S. Grasmick, State Superintendent of Schools
Gene Lynch, Acting Secretary, Department of General Services
Ronald Kreitner, Director, Maryland Office of Planning

Yale Stenzler, Executive Director

Public School Construction Program
200 West Baltimore Street
Baltimore, Maryland 21201-2595

I. BACKGROUND

The Board of Public Works and the Interagency Committee on Public School Construction (IAC) believe that Maryland's public school facilities should be properly maintained. Proper maintenance is necessary for all public school facilities. This includes those that have received assistance under the State Public School Construction Program and those that may request such assistance in the future.

The Public School Construction Program has been in effect since 1971. In the summer of 1973, the IAC, at the direction of the Board of Public Works, conducted a comprehensive maintenance review of all operating public schools. The results revealed that about 21 percent of the State's 1259 operating schools were in poor or fair condition.

To improve upon those findings, comprehensive maintenance guidelines were developed for the IAC and approved by it and the Board of Public Works in 1974. In 1981 the ***Public School Construction Program Administrative Procedures Guide*** was approved by the IAC which included a new section on maintenance. A new ***Public School Construction Program Administrative Procedures Guide*** was issued by the IAC in September, 1994. This document contains a revised **Section 800 - Maintenance**. It describes the procedures for development of a local comprehensive maintenance plan including: planning, funding, reporting, and compliance.

Each year every local education agency creates or amends a Comprehensive Maintenance Plan (CMP). Upon providing the local government with copies, the LEA submits the CMP to the IAC prior to October 15. The previous fiscal year's maintenance expenditures, including the gross square foot area of all school facilities maintained, are submitted by January 31 of the following year.

While maintenance in the public schools continues to improve, there is reason to believe that local support and resources for maintenance may not be keeping pace with the demand. The demands of aging schools, more relocatable classrooms, higher maintenance costs, and competition for limited resources often make it very difficult to maintain satisfactory levels of funding. The recent recession has affected even well-planned maintenance programs as allocations are diverted, often shortsightedly, to salaries, educational materials, technologies and other needs.

In 1980, the Board of Public Works directed the IAC to conduct a full maintenance survey of selected public schools in Maryland. The survey was performed by technical staff assigned to the Public School Construction Program. Its purpose was to assess the quality of local maintenance programs in approximately 100 school facilities that had benefited from State Public School Construction Program funding. Subsequently, this survey was authorized to become an annual activity and expanded to include schools that had not received assistance under the Program. Table I, which follows, shows the ratings for all inspections made during the subsequent fifteen fiscal years.

TABLE I

NUMBER OF SURVEYS PERFORMED

FISCAL YEAR	SUPERIOR/ VERY GOOD	GOOD	FAIR	POOR	T0TAL
1981	13	80	7	0	100
1982	25	67	8	2	102
1983	56	33	14	3	106
1984	59	30	16	7	112
1985	28	55	20	4	107
1986	36	40	19	6	101
1987	41	44	17	3	105
1988	54	39	10	0	103
1989	44	38	15	3	100
1990	60	35	7	1	103
1991	53	52	4	1	110
1992	39	56	7	3	105
1993	45	52	4	0	101
1994	41	57	6	0	104
1995	51	54	1	0	106
TOTAL	**645**	**732**	**155**	**33**	**1,565**

II. THE SURVEY: FISCAL YEAR 1995

A. Procedures and Methods

The surveys are performed in accordance with a carefully developed procedure that has been refined over several years. The building surveys were conducted by a qualified member of the Department of General Services, Division of Plant Management, performing them for the Interagency Committee on School Construction. Thirty-four systems and components within each school are surveyed. An evaluation is then made regarding the condition or performance of each system or component and a rating applied that ranges from "Superior" to "Poor." Each rating is then multiplied by a factor, the factored ratings added, and the sum divided by the number of items evaluated. The total score determines the over-all rating for the school.

Accompanying the ratings justification is an itemized list with observations. Furthermore, any serious hazards or deficiencies are described and recorded separately. In FY95, inspections were made from September 1994 through May 1995. Each local education agency was notified at least one week prior to the time of inspection. Usually school personnel at the local level accompanied the surveyor and were helpful and cooperative in these reviews.

Selected for review during FY 1995 were 106 schools located in every jurisdiction of the State. This represents 9,342,561 square feet of floor space surveyed. The oldest portions of buildings surveyed this year dates from 1924; the newest was occupied in 1992. Older schools have often been added to several times, many heavily renovated and modernized - some more than once. Seventy-six schools benefited from various degrees of State funding.

B. Summary of Results

The schools surveyed during FY 1995 continued the tradition of good maintenance. Sixty two schools were surveyed for the first time. Ninety-four were older than 15 years. Twenty-four were renovated during the past decade, most of them significantly. Eight were newly built during that time. It is significant to note that three schools were rated "Superior" and forty-eight "Very Good." No schools received a "Poor" rating this year. Appendix A lists the schools surveyed during Fiscal Year 1995 and the ratings they received.

Achieving a maintenance rating of "Superior" indicates that a school has met stringent standards in its maintenance effort. In recognition of this effort the schools that were rated "Superior" will receive a Governor's Citation. (See Appendix B).

C. Corrective Measures

Each LEA in which the designated schools were located and surveyed was notified of the results of the maintenance review. Deficiencies were identified in each notification, accompanied by a request for a written plan outlining how and when the deficiencies would be corrected.

Most LEAs have responded to the survey notifications and have indicated that repairs have been made or will be made. Those responding in detail show a desire to place priority efforts on improving existing conditions as much as budget constraints permit. The cooperation of the LEAs continues to be an important and positive part of the program. The surveys highlight the importance of effective maintenance programs and serve to increase awareness of and support for sound maintenance programs among school personnel, while emphasizing specific and immediate needs.

III. CONCLUSION

Of the 1,565 school surveys conducted during the past fifteen fiscal years, 1377, or 88% were in the highest rating categories of "Superior/Very Good" and "Good."

Table II shows the percentages for each survey rating category by fiscal year since FY 1981. Action to improve existing conditions is being taken in schools with "Fair" ratings. Schools that received "Fair" ratings will be reinspected during fiscal year 1996. This was the fifth time in fifteen years that no schools received a "Poor" rating.

Public school buildings are the educational infrastructure of the State; they are valuable assets that must not be at risk. They must receive proper attention and care if they are to be preserved and remain productive investments for many years to come. Therefore, financial efforts supporting the local school system's maintenance programs must continue at levels matching or exceeding expenditures of previous years. The LEAs maintenance programs will continue to be monitored at State and local levels.

Note:

The following documents are available from the IAC:

1. **Section 800 - Maintenance - *Public School Construction Program Administrative Procedures Guide***

2. **The Survey Instruments**

For copies, please contact:

Patty Ludwig
Public School Construction Program
200 West Baltimore Street
Baltimore, Maryland 21201

TABLE II

SURVEYS PERFORMED

REPORTED BY % AND RATE

FISCAL YEAR	SUPERIOR/ VERY GOOD	GOOD	FAIR	POOR
1981	13.0	80.0	7.0	0
1982	24.5	65.7	7.8	2.0
1983	52.8	31.1	13.2	2.8
1984	52.7	26.8	14.3	6.3
1985	26.2	51.4	18.7	3.7
1986	35.6	39.6	18.8	5.9
1987	39.0	41.9	16.2	2.9
1988	52.4	37.9	9.7	0
1989	44.0	38.0	15.0	3.0
1990	58.3	34.0	6.8	0.9
1991	48.2	47.3	3.6	0.9
1992	37.1	53.3	6.7	2.9
1993	42.2	53.2	4.6	0
1994	38.4	54.8	5.8	0
1995	48.1	50.9	0.9	0
TOTAL	**41.2**	**46.8**	**9.9**	**2.1**

APPENDIX A

SCHOOL NO.	SCHOOL NAME	SCHOOL TYPE	GROSS SQ. FT.	RATING
ALLEGHENY COUNTY (1)				
0406	Washington	MS	92,469	Good
ANNE ARUNDEL COUNTY (9)				
3072	Crofton	ES	49,721	Good
4222	Mills/Parole	ES	46,037	Very Good
3414	Ruth P. Eason	SS	56,666	Very Good
3202	Severn	ES	55,975	Very Good
2432	Shipley's Choice	ES	68,119	Very Good
4293	South River	HS	295,900	Very Good
3152	Van Bokkelen	ES	68,216	Good
3222	Waugh Chapel	ES	49,130	Very Good
2372	Windsor Farm	ES	68,310	Very Good
BALTIMORE CITY (14)				
0054	Barclay	E/M	69,586	Very Good
0239	Benjamin Franklin	MS	98,846	Good
0097	Collington Square	ES	67,813	Good
0095	Franklin Square	ES	80,500	Good
0082	Greenspring	MS	347,800	Good
0060	Gwynns Falls	ES	67,986	Good
0010	James McHenry	ES	94,719	Very Good
0064	Liberty	ES	86,538	Good
0249	Medfield Heights	ES	44,611	Very Good
0233	Roland Park	E/M	179,299	Good
0248	Sinclair Lane	ES	73,914	Good
0411	Walbrook	HS	346,700	Very Good
0080	West Baltimore	MS	244,681	Good
0205	Woodhome	ES	66,325	Good

SCHOOL NO.	SCHOOL NAME	SCHOOL TYPE	GROSS SQ. FT.	RATING
BALTIMORE COUNTY (10)				
1205	Berkshire	ES	60,630	Very Good
1507	Chase	ES	57,140	Good
0501	Fifth District	ES	48,745	Good
1515	Hawthorne	ES	78,965	Good
0210	Powhatan	ES	46,290	Good
0852	Ridgely	MS	142,370	Very Good
0310	Summit Park	ES	38,995	Good
0304	Wellwood	ES	51,270	Good
0213	Winand	ES	65,885	Good
0172	Woodlawn	HS	249,790	Good
CALVERT COUNTY (3)				
0209	Huntingtown	ES	59,051	Superior
0312	Mt. Harmony	ES	50,277	Very Good
0215	Plum Point	ES	58,443	Superior
CAROLINE COUNTY (2)				
0201	Greensboro	ES	74,725	Very Good
0302	Lockerman	MS	77,830	Very Good
CARROLL COUNTY (2)				
0714	Friendship Valley	ES	57,200	Very Good
0805	North Carroll	HS	233,400	Very Good

SCHOOL NO.	SCHOOL NAME	SCHOOL TYPE	GROSS SQ. FT.	RATING
CECIL COUNTY (3)				
0510	Bay View	ES	33,178	Good
0515	Elk Neck	ES	48,600	Very Good
0905	Rising Sun	HS	114,400	Very Good
CHARLES COUNTY (3)				
0501	Dr. Thomas Higdon	ES	52,000	Very Good
0701	Matthew Henson	MS	89,125	Very Good
0104	Milton M. Somers	MS	106,711	Good
DORCHESTER COUNTY (2)				
0714	Dorchstr Co Sch Tech	C/T	49,600	Very Good
0711	Maple	ES	62,000	Very Good
FREDERICK COUNTY (4)				
7501	Ballenger Creek	MS	113,850	Very Good
2302	Hillcrest	ES	68,969	Very Good
0219	Monocacy	MS	119,445	Very Good
2403	Waverly	ES	53,218	Very Good
GARRETT COUNTY (3)				
0904	Route 40	ES	20,673	Good
0709	Southern Garrett Cty	HS	171,166	Very Good
0812	Swan Meadow	ES	4,834	Good

SCHOOL NO.	SCHOOL NAME	SCHOOL TYPE	GROSS SQ. FT.	RATING
HARFORD COUNTY (5)				
0372	Bel Air	MS	164,900	Good
0316	Churchville	ES	45,135	Good
0328	Forest Hill	ES	38,040	Good
0230	Halls' Cross Roads	ES	62,810	Good
0678	Havre de Grace	HS	144,185	Good
HOWARD COUNTY (4)				
0505	Clarksville	ES	45,660	Very Good
0521	Clarksville	MS	82,082	Very Good
0517	Swansfield	ES	59,917	Good
0605	Thunder Hill	ES	47,894	Very Good
KENT COUNTY (1)				
0503	Rock Hall	MS	54,521	Very Good
MONTGOMERY COUNTY (12)				
0420	Bannockburn	ES	54,234	Very Good
0406	Bethesda Chevy Chase	HS	260,764	Good
0308	Cloverly	ES	55,965	Very Good
0051	Laytonsville	ES	64,160	Very Good
0220	Luxmanor	ES	41,565	Very Good
0776	Montgomery Knolls	ES	57,231	Very Good
0766	Oak View	ES	44,833	Good
0773	Rock Creek Forest	ES	54,522	Very Good
0653	Stone Mill	ES	78,617	Very Good
0206	Twinbrook	ES	79,818	Good
0424	Walter Johnson	HS	266,721	Good
0408	Westbrook	ES	46,822	Good

SCHOOL NO.	SCHOOL NAME	SCHOOL TYPE	GROSS SQ. FT.	RATING
PRINCE GEORGE'S COUNTY (14)				
0802	Baden	ES	56,625	Good
0105	Calverton	ES	51,211	Fair
2005	Carrollton	ES	36,229	Good
2011	Charles Carroll	MS	114,778	Good
1808	Doswell Brooks	ES	46,508	Very Good
1411	Gaywood	ES	42,416	Good
2006	Glenridge	ES	109,197	Good
0708	Kenilworth	ES	58,323	Good
1504	Melwood	ES	57,926	Good
1909	Parksdale	HS	254,965	Good
1428	Samuel Ogle	ES	133,631	Good
0908	Surrattsville	HS	157,138	Good
0622	Thurgood Marshall	MS	120,192	Good
1427	Yorktown	ES	47,855	Very Good
QUEEN ANNE'S COUNTY (1)				
0303	Centreville	MS	86,230	Good
ST. MARY'S COUNTY (2)				
0803	Green Holly	ES	104,375	Very Good
0301	Leonardtown	ES	51,960	Very Good
SOMERSET COUNTY (1)				
0301	Marion/Sarah Peyton	ES	24,946 9,090	Good

SCHOOL NO.	SCHOOL NAME	SCHOOL TYPE	GROSS SQ. FT.	RATING
TALBOT COUNTY (1)				
0201	St.Michaels	E/M	79,013	Good
WASHINGTON COUNTY (4)				
1401	Cascade	ES	54,646	Good
1101	Pleasant Valley	ES	28,550	Very Good
0201	Springfield	MS	134,755	Very Good
2502	Winter Street	ES	32,980	Good
WICOMICO COUNTY (3)				
0512	East Salisbury	ES	61,889	Very Good
0102	Mardela	M/H	87,633	Good
0406	Pittsville	E/M	67,688	Good
WORCESTER COUNTY (2)				
0901	Buckingham	ES	49,000	Superior
0312	Showell	ES	52,610	Very Good

Total schools = 106

Total Gross Square Footage =9,342,561

APPENDIX B

SUPERIOR SCHOOLS FOR FY '95

CALVERT COUNTY

Huntingtown Elementary School

Plum Point Elementary School

WORCESTER COUNTY

Buckingham Elementary School